

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - NE/S Goeller Avenue, 175' S of the c/l of Eastern Boulevard (1 Goeller Avenue) 15th Election District 5th Councilmanic District Charles E. Anderson Petitioner

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 93-135-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing and a Petition for Zoning Variance filed by the owner of the subject property, Charles E. Anderson, by and through his attorney, Norman W. Lauenstein, Esquire. The Petitioner requests a special hearing to approve a two apartment dwelling on 6,150 sq.ft. of land in lieu of the required 10,000 sq.ft. and a determination that such density would not affect the neighborhood. The Petitioner also seeks variance relief from Section 203.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 80 feet and side yard setbacks of 14 feet and 12 feet in lieu of the required 15 feet and 20 feet, respectively, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitions were Charles E. Anderson, property owner. Mr. Anderson was represented by Norman W. Lauenstein, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 1 Goeller Avenue, consists of 0.163 acres, zoned R.O., and is improved by a two-story building. Said property is located approximately one block west of Eastern Boulevard in the heart of Essex. Mr. Anderson testified that he purchased the subject property in 1986 at a foreclosure sale for \$23,500. At that

time, the dwelling was completely run-down and uninhabitable and was certainly an eyesore to the neighborhood. Mr. Anderson testified that he invested an additional \$125,000 in renovations to the subject property. In 1988, zoning of the property was changed to R.O. Mr. Anderson had intentions of renting an office in the front of the subject building and maintaining an apartment in the rear of the building. However, to date, Mr. Anderson has not been successful in renting the property as an office and apartment and is now desirous of utilizing the property as two-apartments. Testimony indicated that density in the neighborhood would not be affected by the use proposed and that there would be no detriment to the health, safety or general welfare of the surrounding community. Further testimony revealed that Mr. Anderson owns the adjoining property, known as 201 Eastern Boulevard, from which he has operated an insurance office for many years.

This property is located within the Chesapeake Bay Critical Areas near Back River and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) as to Critical Areas legislation. As of the date of this Order, DEPRM had not completed its review of the required findings plan submitted by the Petitioner. The granting of the relief requested herein is contingent upon Petitioner's compliance with any recommendations made by DEPRM upon completion of their review.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special condi-

tions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Peti-

tioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance relief sought should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of January, 1993 that the Petition for Special Hearing to approve a two apartment dwelling on 6,150 sq.ft. of land in lieu of the required 10,000 sq.ft. and a determination that such density would not affect the neighborhood, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 203.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 80 feet and side yard setbacks of 14 feet and 12 feet in lieu of the required 15 feet and 20 feet, respectively, for a two apartment dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) All parking for tenants of the subject property shall be provided on-site. Tenants shall not be permitted to park on Goeller Avenue.
- 3) Compliance with any recommendations made by DEPRM upon completion of their review of the Critical Areas findings plan.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 21, 1993

Norman W. Lauenstein, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE NE/S Goeller Avenue, 175' S of the c/l of Eastern Boulevard (1 Goeller Avenue) 15th Election District - 5th Councilmanic District Charles E. Anderson - Petitioner Case No. 93-135-SPHA

Dear Mr. Lauenstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM
People's Counsel
File



Petition for Special Hearing AND VARIANCE 93-135-SPHA to the Zoning Commissioner of Baltimore County

for the property located at 1 Goeller Avenue which is presently zoned R.O.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a Special Hearing for determination that density would not affect the neighborhood, and the Petitioner seeks approval of two apartment dwelling on 6,150 square feet in lieu of 10,000 square feet of land. And for a variance of width of 50' in lieu of 80' setbacks and side set backs of 14' and 12' in lieu of 15' and 20'. The Petitioner is not seeking any increase in density.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Map for Baltimore County.

Legal Owner(s):
Charles E. Anderson
(Type or Print Name)
Signature: *Charles E. Anderson*
Address: HC 83, Box 38P 304-856-2576
City: Dillon Run Road Capon Bridge, WV. 28711-0803
State: MD Zipcode: 28711

Attorney for Petitioner:
Norman W. Lauenstein
(Type or Print Name)
Signature: *Norman W. Lauenstein*
Address: 808 Eastern Blvd. 887-2299
City: Essex, MD. 21221
State: MD Zipcode: 21221

Noted and acknowledged by me, the undersigned, on this 21st day of January, 1993.
Signature: *Charles E. Anderson*
Date: 1-21-93

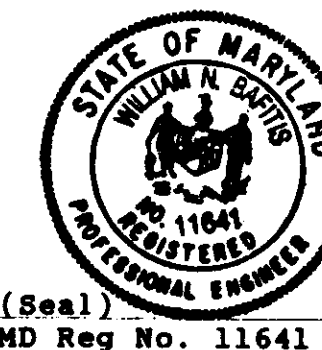


ZONING DESCRIPTION

Beginning at a point on the north east side of Goeller Avenue 35 feet wide at a distance of 175 feet southerly from the centerline of Eastern Boulevard, 100 feet wide, thence the following courses and distances:

S. 28° 43' E., 50 feet, N. 61° 15' E., 125.0 feet, N. 28° 43' W., 50 feet, and S. 61° 15' W., 125.0 feet to the place of beginning as recorded in Deed Liber 7323, Folio 211.

Being lot number 76 and 77 of the subdivision of Mount Hollyneck Terrace Subdivision as recorded in Baltimore County Plat Book 48, Folio 25, containing 0.143 Acres. Also known as 81 Goeller Avenue and located in the 15 Election District of Baltimore County, Maryland



William N. Berlyis, P.E.
William N. Berlyis, P.E.

(Seal)
MD Reg No. 11641

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1574 Date of Posting: 11/8/92
Posted for: Special Hearing
Petitioner: Charles E. Anderson
Location of property: 15th (L) Goeller Ave., 15th & Eastern Ave.
Location of Sign: 15th & Eastern Ave., property of Petitioner
Remarks: None
Posted by: William J. Lauenstein Date of return: 11/13/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/5, 1992
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/5, 1992

THE JEFFERSONIAN,

S. Zake Orlow
Publisher

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 10-16-92 93-135-SPHA #136
Mr. Norman Lauenstein
for Special Hearing & Variance
for #1 Goeller Ave.
(Charles E. Anderson Property) Special Hearing fee \$50.00
Variance - " 50.00
Total \$ 100.00
Please Make Checks Payable To: Baltimore County
04A0480087N1CHRC
R6 001148AN11-23-92 \$100.00

Cashier Validation

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 10/16/92 93-135-SPHA #136
H9300136
PUBL. HEARING FEE QTY PRICE
100.00 1 X \$100.00
430.00 1 X \$430.00
TOTAL: \$530.00
LAST NAME OF OWNER: ANDERSON
Please Make Checks Payable To: Baltimore County
04A0480087N1CHRC
R6 001148AN11-23-92 \$530.00

Cashier Validation

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-4150
Number: 93-135
Hearing 12/1/92
FEE FOR HEARING FEE QTY PRICE
100.00 1 X \$100.00
430.00 1 X \$430.00
TOTAL: \$530.00
LAST NAME OF OWNER: ANDERSON
Please Make Checks Payable To: Baltimore County
04A0480087N1CHRC
R6 001148AN11-23-92 \$530.00

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 11-6-92

Charles E. Anderson
15th & Eastern Ave., 15th & Eastern Blvd.
Cape Bridge, MD 21211-9603

RE:
CASE NUMBER: 93-135-SPHA (Item 136)
15th & Eastern Avenue, 175' S of c/l Eastern Boulevard
15th Election District - 5th Councilmanic
Petitioner(s): Charles E. Anderson
HEARING: TUESDAY, DECEMBER 1, 1992 at 10:30 a.m. in Rm. 118, Old Courthouse.
Dear Petitioner(s):

Please be advised that \$ 99.11 is due for advertising and posting of the above captioned property and hearing data.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE INDE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Bill Jahn
DIRECTOR

cc: Norman W. Lauenstein, Esq.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

November 18, 1992

(410) 887-3353

Norman W. Lauenstein, Esquire
809 Eastern Boulevard
Essex, MD 21221

RE: Case No. 93-135-SPHA, Item No. 136
Petitioner: Charles E. Anderson
Petition for Variance and Special Hearing

Dear Mr. Lauenstein:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 16th day of October, 1992.

Bill Jahn
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Charles E. Anderson
Petitioner's Attorney: Norman W. Lauenstein

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 6, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Division

RE: Zoning Advisory Committee Meeting
for November 8, 1992
Item No. 136

The Developers Engineering Division has reviewed the subject zoning item. This site is subject to requirements of the Landscape Manual. A 10 foot wide setback/landscape strip is required against the DR zones.

RWB:DAK:s

Rec'd 11/10/92

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 4126 (J75)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration project.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David Ramsey 10/30/92
John Constabile, Chief
Engineering Access Permits
Division

Rec'd 11/5/92

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7855 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: November 10, 1992

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: 1 Goeller Avenue

INFORMATION:
Item Number: 136

Petitioner: Charles E. Anderson

Property Size: .163

Zoning: R0

Requested Action: Special Hearing

Hearing Date: 11/11/92

SUMMARY OF RECOMMENDATIONS:
The petitioner is seeking a special hearing for determination that density would not affect the neighborhood and the petitioner seeks approval of two apartments dwellings on 6,150 square feet in lieu of 10,000 square feet of land. Also, the petitioner is requesting a variance of width of 50' in lieu of 80' and side yard setbacks of 14' and 12' in lieu of 15' and 20'.

The Office of Planning and Zoning recommends **DENIAL** of the petitioner's request. Our office feels that by granting this condition a dangerous precedent will be established for this neighborhood. Other dwellings along Goeller Avenue could attempt to convert their single-family dwellings into 2 unit apartments. As the plan demonstrates, the lots along this street are too small to accommodate this type of dwelling. On site parking could not be provided.

Also, using the adjacent zoning of DR 5.5 times the gross area of the tract of 0.163, yields an allowable number of density units of .89. The two density units proposed are not allowed as stated in the Zoning Regulations.

Prepared by: *James M. M...*

Division Chief: *Eric McManis*

ENC/D/FM:rdn

136.ZAC/ZAC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *James R. Z...* Date: 11/09/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Steven and Nadine Mosgin		129	11-2-92
DED DEPRM RP STP TE		N/C	
✓ Edward L. And Linda M. Gittings		134	
DED DEPRM RP STP TE		N/C	
✓ Kathleen Gaiser		135	
DED DEPRM RP STE RP		N/C	
✓ Charles E. Anderson		136	
DED DEPRM RP STP TE		N/C	
✓ Richard E. Shetrone Jay E. Boyd		137	
DED DEPRM RP STP TE		N/C	
✓ Fred C. and Soung D. Yoo		138	
DED DEPRM RP STP TE		N/C	
✓ John and Barbara Taylor		139	
DED DEPRM RP STP TE		N/C	
✓ Jose and Janice S. Lopez		141	
DED DEPRM RP STP TE		N/C	
✓ Russell L. Elliott		142	
DED DEPRM RP STP TE		N/C	
✓ Nick J. and Koula I. Proakis		143	
DED DEPRM RP STP TE		N/C	
✓ Daniel T. and Sharon L. Hollifrey		144	
DED DEPRM RP STP TE		N/C	
✓ Mark N. and Deborah A. Cleaver		145	
DED DEPRM RP STP TE		N/C	

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

NOVEMBER 16, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHARLES E. ANDERSON

Location: #1 GOELLER AVENUE

Item No.: 136(JJS) Zoning Agenda: NOVEMBER 2, 1992

Gentlemen: 12-135-SPHA

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Capt. James J. Fisher* Noted and
Planning Director Approved *JP*
Special Inspection Division Fire Prevention Bureau

JP/KEK

Rec'd 11/18/92

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: March 9, 1993

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Case No. 93-135-SPHA
Anderson Property - One Goeller Avenue
Chesapeake Bay Critical Area Findings

RECEIVED
MAR 12 1993

ZONING OFFICE

SITE LOCATION

The subject property is located at 1 Goeller Avenue. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Mr. Charles E. Anderson

APPLICANT PROPOSAL

The applicant has requested a Special Hearing for determination that "density would not affect the neighborhood."

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.D>

Mr. Arnold E. Jablon
March 9, 1993
Page 2

DEFINITION

"Development activities" means the construction or substantial alteration of residential, commercial, industrial, institutional, or transportation facilities or structures.

FINDING

This property is located in an Intensely Developed Area (IDA). There are no density limits for properties classified IDA in the Chesapeake Bay Critical Area. Also there are no development activities associated with this variance request, therefore a Critical Area Findings is not required. However, this Department has outstanding issues associated with this property. Approval of the original findings plan, which included the recently paved parking lot, was granted based on the project using porous asphalt. The engineer has been required to supply information to verify that this requirement has been met. As of this date that information has not been submitted.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter
J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:NSP:tmm

cc: Mr. Charles E. Anderson

ANDERSON/WQBCA

93-135-SPHA 12-1-92
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 25, 1992

FROM: J. Lawrence Pilsen
Development Coordinator, DEPRM

SUBJECT: Zoning Item #136
1 Goeller Avenue
Zoning Advisory Committee Meeting of November 2, 1992

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Division of the Department at 887-2904 for details.

LP:ap

GOELLER/TXTSBP

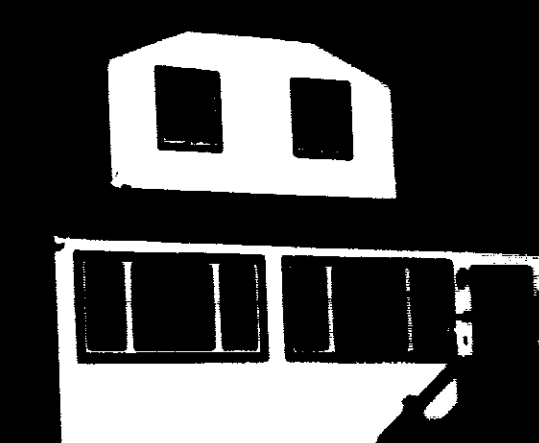
Rec'd 1/20/93

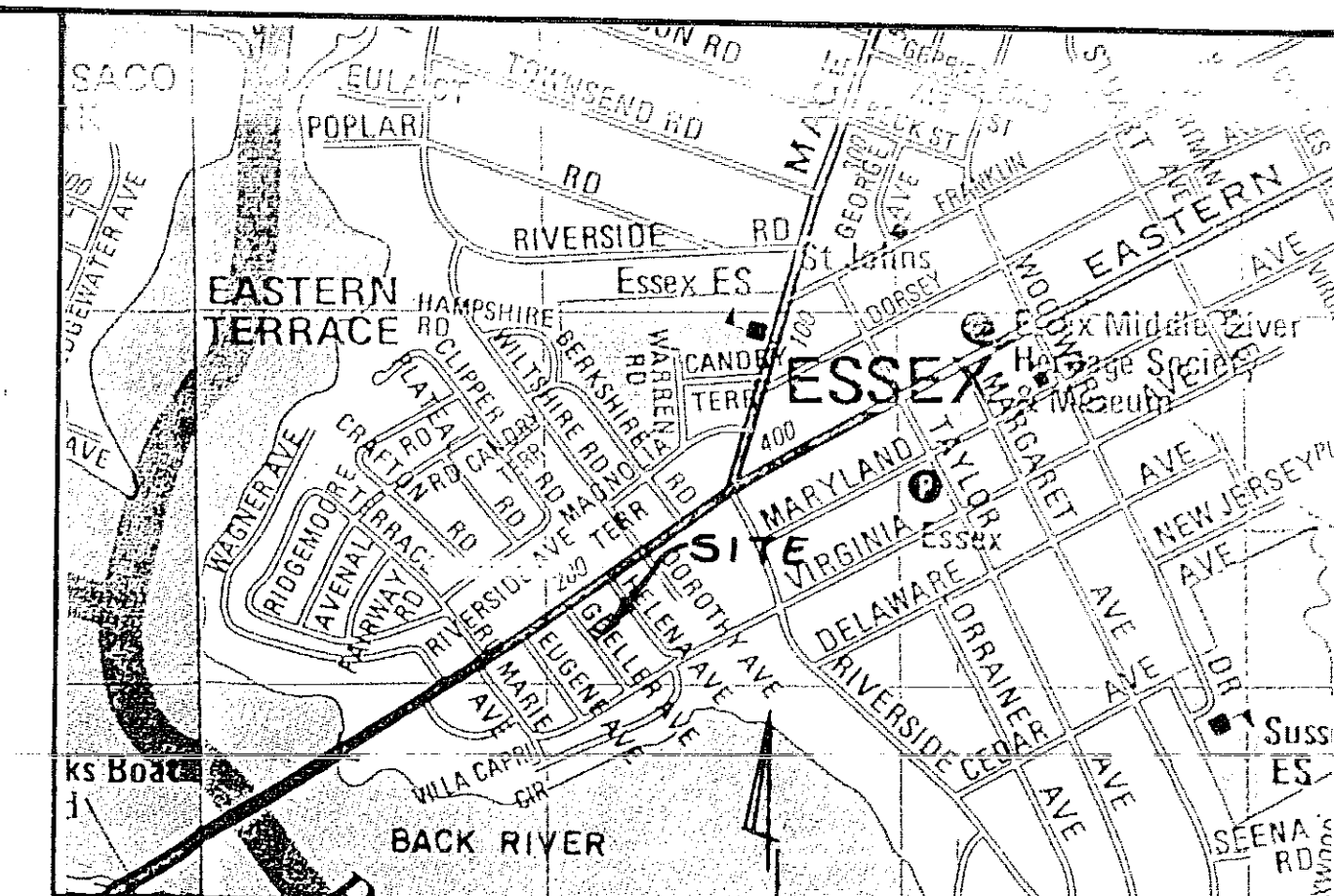
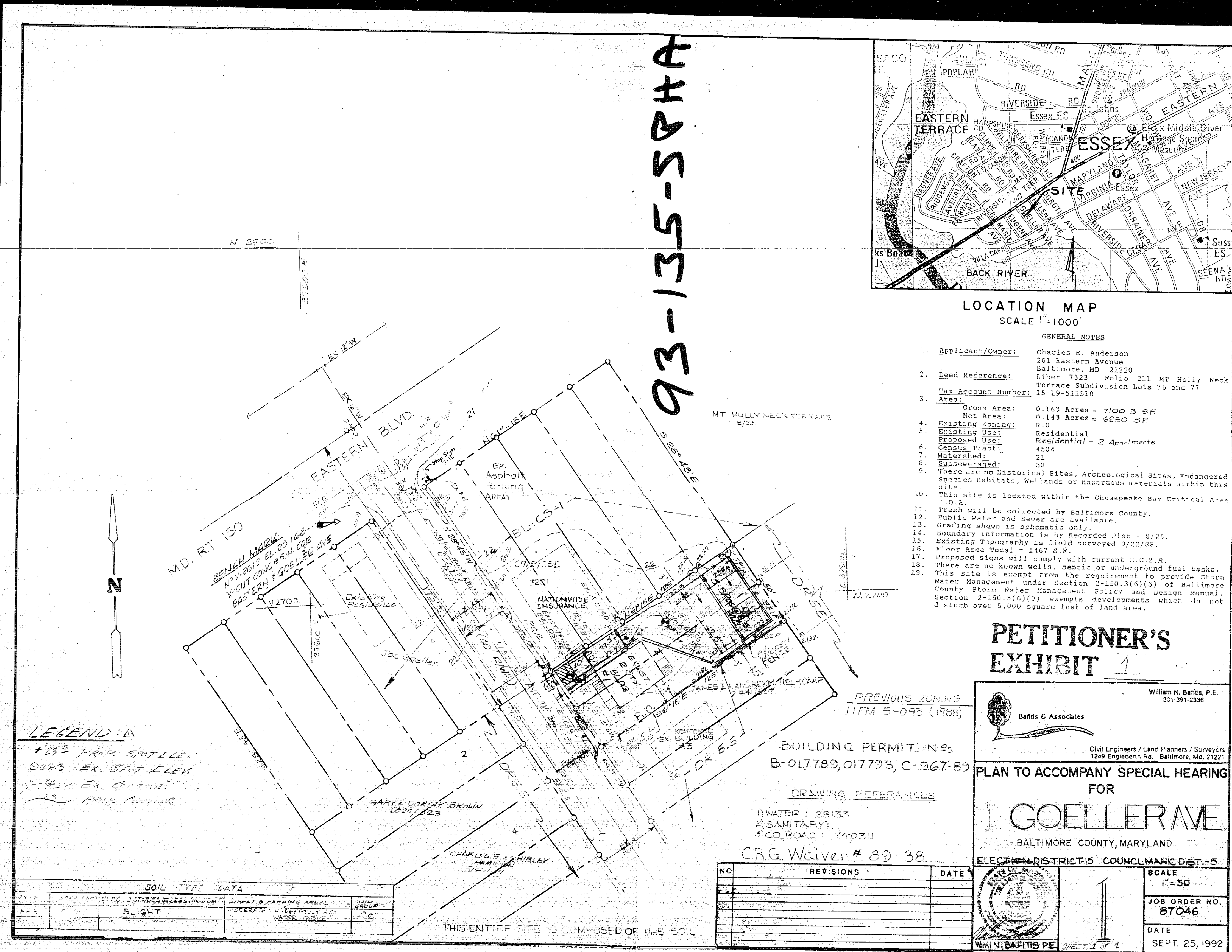
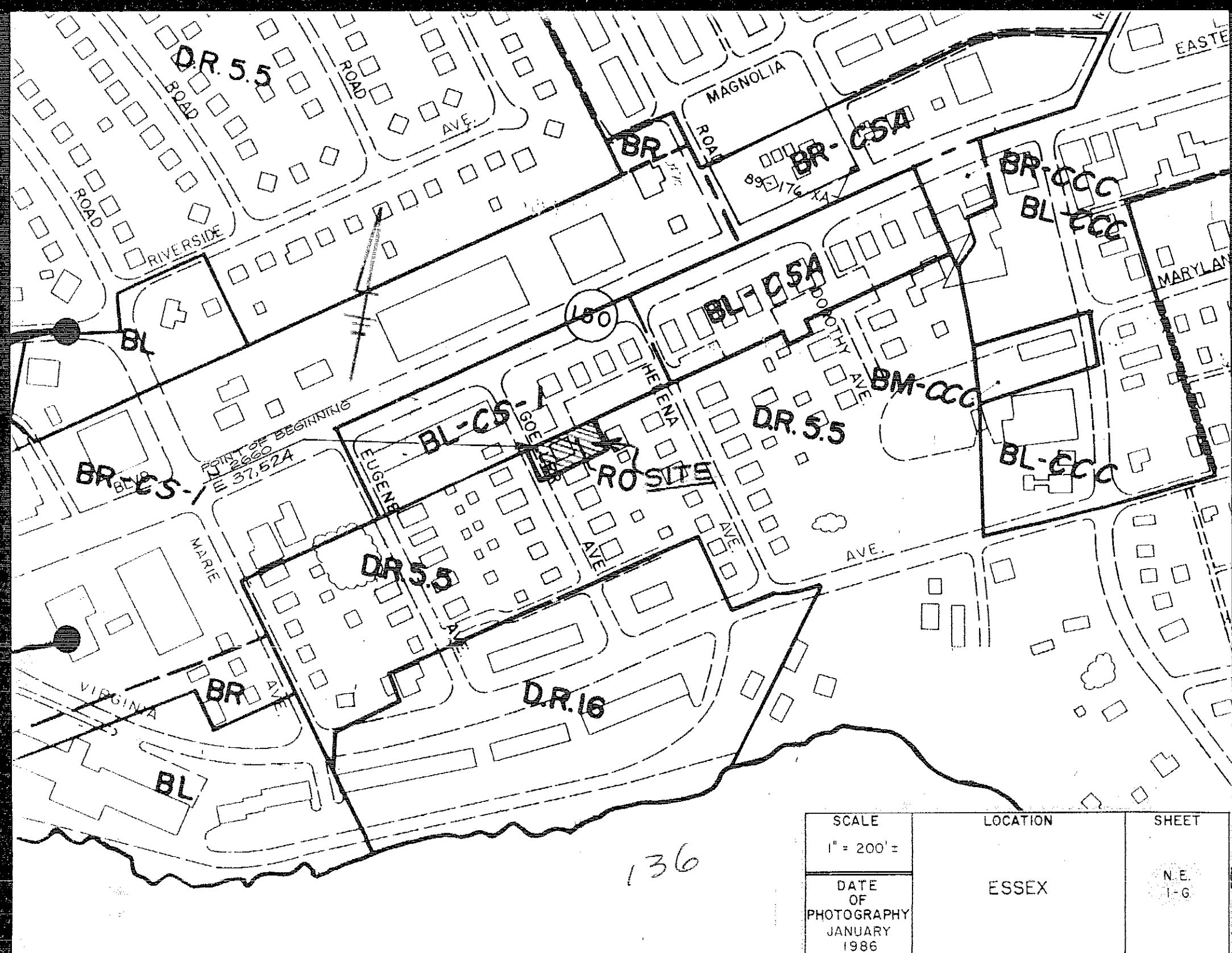
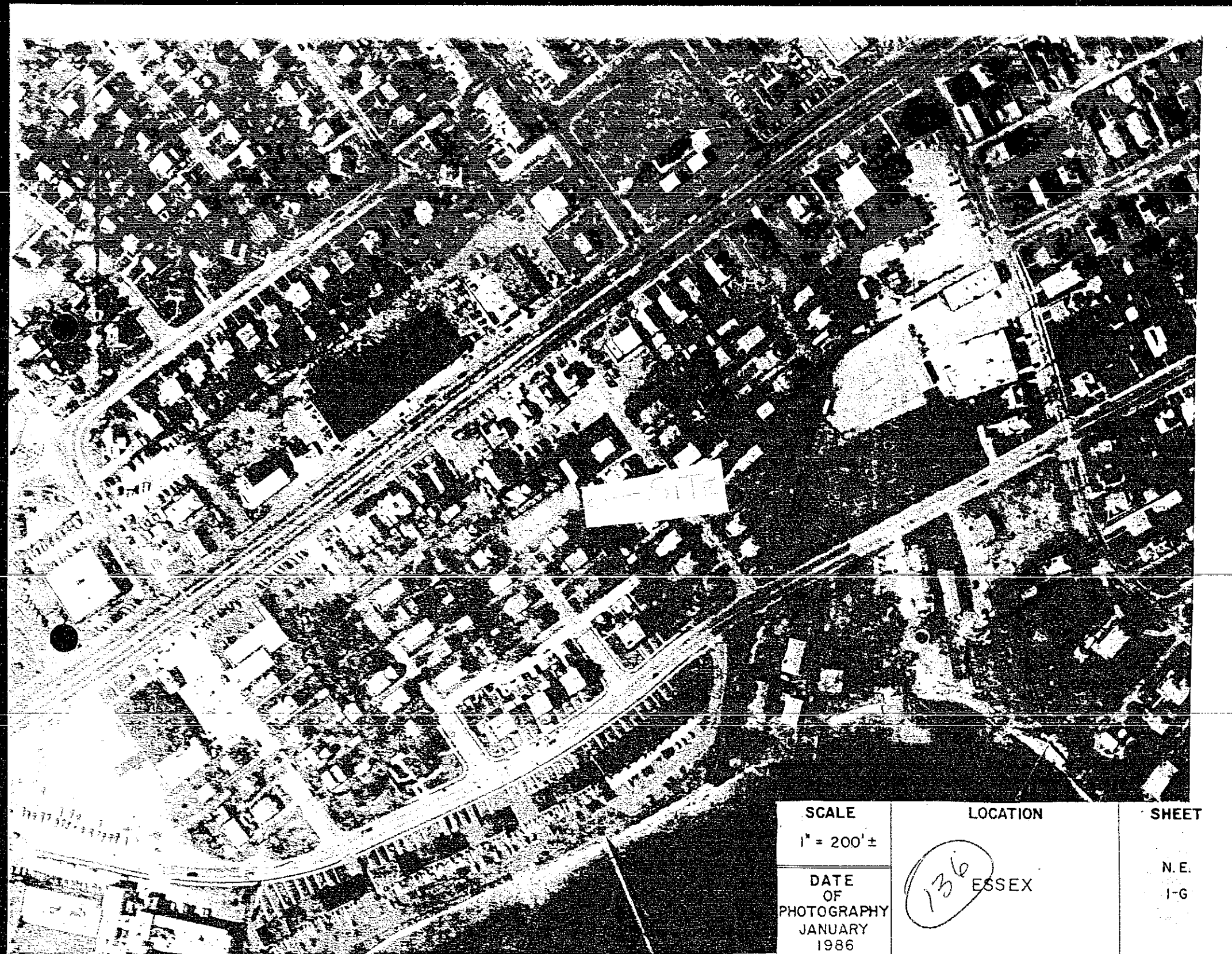
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: *James Lawrence Pilsen* ADDRESS: *809 Eastern Blvd 21221*
Charles E. Anderson ADDRESS: *HC83 Box 39 P*
Carolyn Bridger ADDRESS: *441 26711*

Petitioner's
Exhibits A-A-C
3A-30
Photographs
93-135-SPHA





- LOCATION MAP
SCALE 1" = 1000'
- GENERAL NOTES
1. Applicant/Owner: Charles E. Anderson
201 Eastern Avenue
Baltimore, MD 21220
 2. Deed Reference: Liber 7323 Folio 211 MT Holly Neck
Terrace Subdivision Lots 76 and 77
 3. Tax Account Number: 15-19-511510
 4. Gross Area: 0.163 Acres = 7100.3 SF
 5. Net Area: 0.143 Acres = 6250 SF
 6. Existing Zoning: R.O
 7. Existing Use: Residential
 8. Proposed Use: Residential - 2 Apartments
 9. Census tract: 4904
 10. Watershed: 21
 11. Subwatershed: 39
 12. There are no Historical Sites, Archeological Sites, Endangered Species Habitats, Wetlands or Hazardous materials within this site.
 13. This site is located within the Chesapeake Bay Critical Area (C.B.A.).
 14. Trash will be collected by Baltimore County.
 15. Public Water and Sewer are available.
 16. Grading shown is schematic only.
 17. Boundary information is by Recorded Plat - 8/25.
 18. Existing Topography is field surveyed 9/22/88.
 19. Floor Area Total = 1467 S.F.
 20. Proposed signs will comply with current B.C.Z.R.
 21. There are no known wells, septic or underground fuel tanks.
 22. This site is exempt from the requirement to provide Storm Water Management under Section 2-150.3(6)(3) of Baltimore County Storm Water Management Policy and Design Manual.
 23. Section 2-150.3(6)(3) exempts developments which do not disturb over 5,000 square feet of land area.

PETITIONER'S EXHIBIT 1

William N. Baftis P.E.
301-991-2336

Baftis & Associates

Civil Engineers / Land Planners / Surveyors
1249 Englebert Rd. Baltimore, Md. 21221

PLAN TO ACCOMPANY SPECIAL HEARING
FOR
1 GOELLER AVE
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 15 COUNCILMANIC DIST. 5

SCALE
1" = 30'

JOB ORDER NO.
87046

DATE
SEPT. 25, 1992